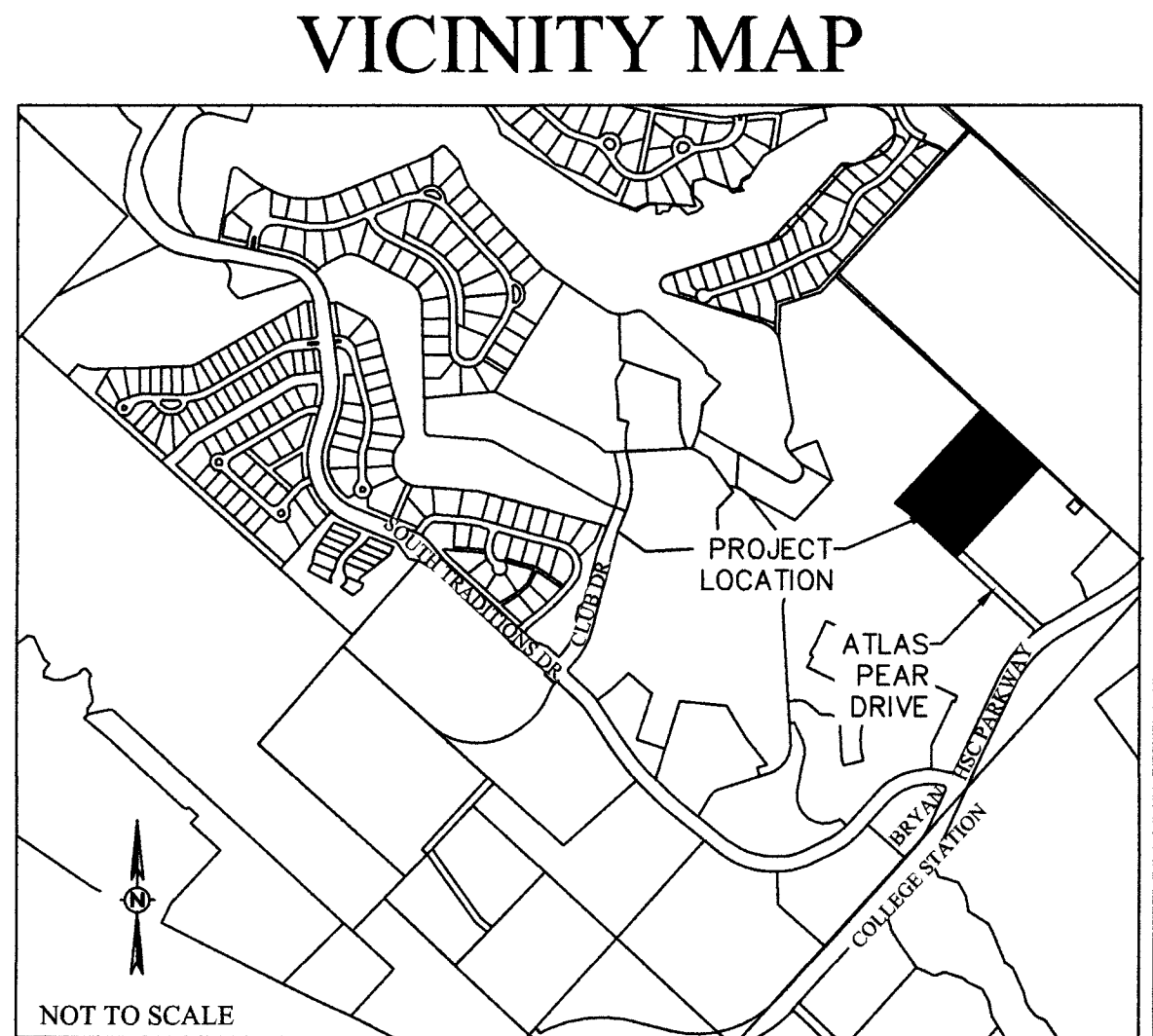


LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOUR
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PRIVATE UTILITY EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED STORM PIPE
- PROPOSED JUNCTION BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE, SIZE NOTED
- PROPOSED STORM INLET
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE

SITE SPECIFIC NOTES:

- THE OWNER OF THE PROPERTY IS BRYAN TRADITIONS LP, THE SUBJECT PROPERTY IS TRADITIONS SUBDIVISION PHASE 29, BLOCK 1, LOT 1. PROPERTY IS ZONED PD-PLANNED DEVELOPMENT.
- THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 10.78 ACRES (488,725 SF).
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE POLICY MAPS FOR BRYAN COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 48063, PANEL NO. 12082E, MAP NO. 480612082E, EFFECTIVE DATE: MAY 15, 2012.
- PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 665, TYPE 2 MARKING MATERIALS.
- THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA. THE DUMPSTER ENCLOSURE LID SHALL BE APPROVED BY THE FIRE MARSHALL OR HIS DESIGNEE.
- CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
- THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
- ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
- ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
- 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" OC AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA. THE DUMPSTER ENCLOSURE SHALL BE 6' HIGH WITH MINIMUM 12" WIDE OPENINGS FOR EACH DUMPSTER.
- FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
- ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
- UTILITY SERVICES TO BE PROVIDED AS SHOWN, THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATERLINE IMPROVEMENTS, THERE ARE NO PUBLIC WATERLINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN U.P.S. MONUMENTS.
- REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
- ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS.
- ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
- CROSS ACCESS TO THE LEGACY AT TRADITIONS APARTMENTS SHALL BE PER THE RECIPROCAL USE EASEMENT AND DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT.
- THE GATE ENTRY KEYPAD SHALL HAVE A KNOX OVERRIDE SWITCH. ALL BUILDINGS SHALL HAVE A KNOX BOX AS SPECIFIED BY THE FIRE MARSHALL'S OFFICE. THE GATE SHALL HAVE A MANUAL DISCONNECT ACCESSIBLE BY THE FIRE DEPARTMENT.



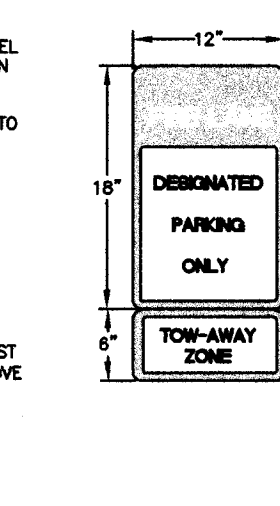
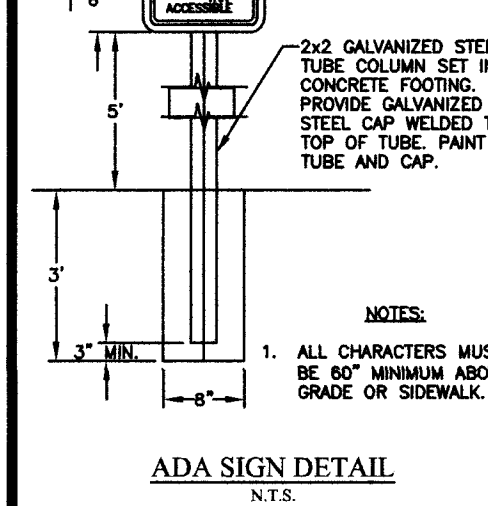
HAWTHORNE AT TRADITIONS

TOTAL AREA = 10.00 ACRES  
TRADITIONS SUBDIVISION PHASE 29  
LOT 1, BLOCK 1  
VOL. \_\_, PG. \_\_  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=40' OCTOBER 2015

OWNER/DEVELOPER:  
TRADITIONS APARTMENTS PHASE II, LLC  
6517 MAPLE RIDGE  
HOUSTON, TX 77801

SURVEYOR:  
BRAD KERR, RPLS NO. 4502  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 288-3195

ENGINEER:  
SCHULTZ ENGINEERING, LLC  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979) 764-3900



- FIRE LANE MARKING NOTES:
- SIGN SHALL COMPLY WITH THE CAGS FIRE SERVICE STANDARDS.
  - ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR RICH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORKING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
  - A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
  - TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TULLED RP-201AP SIGNAGE.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.87'	N55° 21' 44.44"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD CHORD DIRECTION
CT	64.71'	462.50'	008°01'30"	32.45'	64.74' N51°20'56"W

BLDG IDENTIFICATION (Bldg Type)	BUILDING DESCRIPTION	# OF UNITS	BUILDING UNIT MIX ((#) Type)	OSF PER BLDG	# OF BUILDINGS
Residential Building Type I	3-Story Walk-up Apartment	20	(12) A, (8) B	15,812	3 (#s 5, 6, & 9)
Residential Building Type II	3-Story Walk-up Apartment	20	(12) C, (8) D	21,964	3 (#s 4, 7, & 8)
Residential Building Type III	2-Story Walk-up Apartment	12	(6) C, (4) G, (2) F	16,185	3 (#s 1, 2, & 3)

Building Unit Types A, B, & C have 1 Bedroom. Types D & F have 2 Bedrooms. Type G has 3 Bedrooms.

UTILITY DEMAND  
WATER DEMAND PER LEASE SPACE  
MINIMUM 0 GPM  
AVERAGE 64 GPM  
MAXIMUM (PEAK) 255 GPM  
DOMESTIC WATER METER SIZE AND MODEL TO BE DETERMINED BY CITY OF BRYAN.

SANITARY SEWER DEMAND  
PER LEASE SPACE  
(90% OF WATER DEMAND)  
AVERAGE 80 GPM  
MAXIMUM (PEAK) 319 GPM  
10" SANITARY SEWER LINE  
1.04% MIN. SLOPE  
FIXTURE UNITS = 1,943  
FIXTURE UNITS ALLOWED = 2,900  
PIPE SLOPE OK

UTILITY DEMAND  
WATER DEMAND PER LEASE SPACE  
MINIMUM 0 GPM  
AVERAGE 139 GPM  
MAXIMUM (PEAK) 555 GPM  
DOMESTIC WATER METER SIZE AND MODEL TO BE DETERMINED BY CITY OF BRYAN.

SANITARY SEWER DEMAND  
PER LEASE SPACE  
(90% OF WATER DEMAND)  
AVERAGE 170 GPM  
MAXIMUM (PEAK) 679 GPM

PARKING ANALYSIS  
REQUIRED PARKING:  
4306 SF OF COMMUNITY BUILDING  
1 SPACE PER 300 SF  
15 SPACES REQUIRED

222 BEDROOMS  
1 SPACE PER BEDROOM  
246 SPACES REQUIRED

TOTAL REQUIRED: 237 SPACES  
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:  
273 SPACES PARKING  
6 SPACES HANDICAP PARKING  
279 SPACES PROVIDED TOTAL

MARK	REVISION	BY	DATE

Schultz Engineering, LLC				
2730 Longmire, Suite A College Station, Texas 77845 979.764.3900				
TBPE NO. 12327				
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.
KERR	DLD	DLD	JPS	15-402
				DATE
				OCTOBER 2015

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 1090835, ON OCTOBER 6, 2015. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

HAWTHORNE AT TRADITIONS  
TRADITIONS PHASE 29  
LOT 1 BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE  
VERTICAL N/A  
HORIZONTAL 1"=40'  
PLOTING SCALE: 1:1  
FILE NAME: 15-402

SHEET  
C1



